

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: City of Fort Lauderdale/Riverbend Corporate Park Plat **Case #:** 14-P-03

Date: October 14, 2003

Comments:

1. A sixty (60) foot right-of-way section is required streets serving business, industrial, or high density residential properties per Section 47-24.5.D.1.i.
2. The developer of this plat shall post a bond with sufficient security in conformance with Section 47-24.5.E for the required improvements (sidewalk, curb and gutter if applicable, and lighting) to complete the right-of-way frontage infrastructure required around the perimeter of this plat. These costs shall be estimated prior to the City Engineer's authorization of the plat.
3. Provide a copy of the proposed plat to the City Surveyor for technical review. Contact Tony Irvine, P.L.S., City Surveyor at (954) 828-5052 to complete this requirement.
4. Provide comments or conditions placed by the Property and Right of Way Committee prior to requesting approval for Pre-Planning & Zoning Board review.
5. Provide letters from all franchise utility companies concerning their interest in this utility easement.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: City of Fort Lauderdale/Riverbend
Corporate Park Plat

Case #: 14-P-03

Date: October 14, 2003

Comments:

1. No Comments

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Division: Parks & Recreation **Member:** Kathleen Connor
954-828-5869

Project City of Fort Lauderdale/Riverbend **Case #:** 14-P-03
Name: Corporate Park Plat

Date: October 14, 2003

Comments:

1. The Parks and Recreation Department has no comments for this plat project as it will be a retail and office space use with no residential units.

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Division: Planning

Member: Chris Barton
954-828-5849

Project Name: City of Fort Lauderdale/Riverbend
Corporate Park Plat

Case #: 14-P-03

Date: October 14, 2003

Request: Plat Approval for the “Riverbend Corporate Park” Plat at 2201-2401 W. Broward Blvd., for up to 60,000 S.F. of retail space and up to 256,000 S. F. of office space, on a site of 790,919 S.F. or 18.157 Acres. The area to be platted is within the bounds of the Northwest Flagler Progresso CRA and the bounds of the Northwest RAC.

Comments:

1. Plats must comply with Sec. 47-24.5, Subdivision Regulations.
2. After DRC review of this plat, the applicant must file a separate application and fee for Planning & Zoning Board submittal. Prior to scheduling for Planning & Zoning Board, the plat must be approved (signed-off) by both the City Surveyor (Tony Irvine) and the City Engineering Design Manager (Tim Welch).
3. Plats are approved by a resolution of the City Commission. Pursuant to Sec. 47-24.5.B.6., the City Engineer shall sign the plat after it has been formally approved by the City Commission and immediately prior to transmission to the county for recording.
4. This Plat is restricted to 316,000 square feet of commercial use.
5. Discuss with the Engineering Design Manager the inclusion of a Non Vehicular Access line along the entire curving portion of NW 25th Avenue.
6. Correct all roadway references to read NW not the NE now shown on all sheets. Indicate that this is West Broward Blvd. as well.
7. Pursuant to Sec. 47-24.5.C.3.2., corporate limits should be shown when adjacent to subdivisions. The City’s Zoning maps and REDI maps indicate that the land immediately to the north and west of the subject site is in unincorporated Broward County. Please confirm and, if so, show this boundary (corporate limits) on the Plat.

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8. Show accurately the location of the edge of the water body named as Devcon Lake on sheets one and three of the proposed plat and on the boundary survey provided.
9. Show accurately on the plat and on the survey provided, the location of recently developed medians and all median cuts now located within the Right of Way of West Broward Blvd.
10. Indicate at the centerline of SW 22 Terrace, the dimensions from the centerline of West Broward Blvd. to the ultimate Right of Way line as shown to be dedicated by this plat.
11. Additional comments may be forthcoming at DRC meeting.